

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
34		DUDLEY ST, ARLINGTON	

OWNERSHIP		Unit #:	
Owner 1: 34 DUDLEY STREET LLC			
Owner 2:			
Owner 3:			
Street 1: 34 DUDLEY STREET			
Street 2:			
Twn/City: ARLINGTON			
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .767 Sq. Ft. of land mainly classified as Auto Repair with a Warehouse Building built about 1950, having primarily Board & Batt Exterior and 1152 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
332	Auto Repair		0	0 Sq. Ft.	Site			0	0.	0.00	CF																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	
332	0.000	43,000			43,000		
Total Card	0.000	43,000			43,000	Entered Lot Size	
Total Parcel	0.767	537,300	6,800	565,300	1,109,400	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit	/Card: 37.33	/Parcel: 93.44	Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID: 055.0-0002-0039.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/5/2018	MEAS&NOTICE	CC	Chris C
3/13/2009	Meas/Inspect	197	PATRIOT
5/1/2000	Info At Door	197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

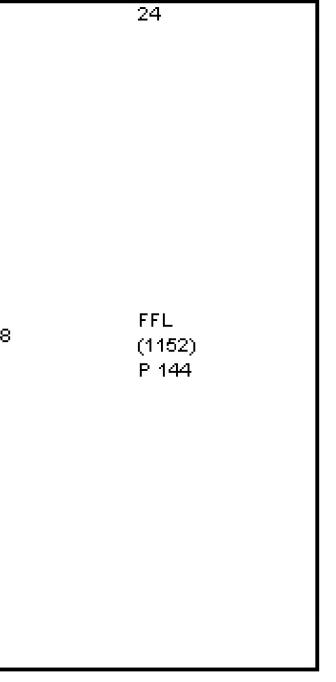
/ / /

Total Card / Total Parcel
43,000 / 1,109,400
43,000 / 1,109,400
43,000 / 1,109,400



USER DEFINED

Prior Id # 1:	37089
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/30/21 00:37:15
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
10/09/19	17:08:40
apro	
4465	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION test PDF Combine only				BATH FEATURES				COMMENTS				SKETCH								
Type: 43 - Warehouse	Full Bath	Rating:		A Bath:	Rating:		1950, ARLINGTON HOME AND BUILDING. FOR RENT.				2									
Sty Ht: 1 - 1 Story	3/4 Bath:	Rating:		A 3QBth:	Rating:															
(Liv) Units: 1	1/2 Bath: 1	Rating: Average		A HBth:	Rating:															
Foundation: 3 - BrickorStone	OthrFix:	Rating:		RESIDENTIAL GRID																
Frame: 1 - Wood	Kits: 1	Rating: Average		1st Res Grid Desc: Line 1 # Units																
Prime Wall: 12 - Board & Batt	A Kits:	Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB					L	O
Sec Wall:	Frl:	Rating:		Other																
Roof Struct: 1 - Gable	WSFlue:	Rating:		Upper																
Roof Cover: 1 - Asphalt Shgl				Lvl 2																
Color: beige				Lvl 1																
View / Desir:				Lower																
GENERAL INFORMATION				Total Units:	RMs: 0	BRs: 0	Baths:	HB: 1												
Grade: C - Average	Location:																			
Year Blt: 1950	Eff Yr Blt:																			
Alt LUC:	Alt %:																			
Jurisdct:	Fact: .																			
Const Mod:																				
Lump Sum Adj:																				
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL: 10	Phys Cond: GD - Good	32. %		Exterior:	No Unit	RMS	BRS	FL												
Prim Int Wal 5 - Minimul	Functional:		%	Interior:																
Sec Int Wall:	Economic:		%	Additions:																
Partition: T - Typical	Special:		%	Kitchen:																
Prim Floors: 1 - Plywood	Override:		%	Baths:																
Sec Floors:	Total:	32 %		Plumbing:																
Bsmnt Flr:				Electric:																
Subfloor:				Heating:																
Bsmnt Gar:				General:																
Electric: 3 - Typical				Totals	0															
Insulation: 2 - Typical																				
Int vs Ext: S																				
Heat Fuel: 1 - Oil																				
Heat Type: 1 - Forced H/Air																				
# Heat Sys: 1																				
% Heated: 100	% AC:																			
Solar HW: NO	Central Vac: NO																			
% Com Wal	% Sprinkled	0																		
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:												
SPEC FEATURES/YARD ITEMS				PARCEL ID 055.0-0002-0039.B																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
More: N	Total Yard Items:																			
	Total Special Features:																			
	Total:																			

055.0
test PDF Combine only0002
Map0039.B
Block

Lot

2 of 2
3Industrial
CARD

ARLINGTON

APPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
43,000 / 1,109,400
43,000 / 1,109,400
43,000 / 1,109,400Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
34		DUDLEY ST, ARLINGTON	
OWNERSHIP			
Owner 1: 34 DUDLEY STREET LLC			
Owner 2:			
Owner 3:			
Street 1: 34 DUDLEY STREET			
Street 2:			
Twn/City: ARLINGTON			
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	
332	0.000	43,000			43,000		
Total Card	0.000	43,000			43,000		
Total Parcel	0.767	537,300	6,800	565,300	1,109,400		
Source:	Market Adj Cost		Total Value per SQ unit /Card:	37.33	/Parcel: 93.44		

User Acct
37089
GIS Ref
GIS Ref
Insp Date
11/05/18

!4465!

USER DEFINED

Prior Id # 1:	37089
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .767 Sq. Ft. of land mainly classified as Auto Repair with a Warehouse Building built about 1950, having primarily Board & Batt Exterior and 1152 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
332	Auto Repair		0	0 Sq. Ft.	Site			0	0.	0.00	CF																

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

Sign: VERIFICATION OF VISIT NOT DATA _____

Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		DUDLEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: 34 DUDLEY STREET LLC	
Owner 2:	
Owner 3:	

Street 1: 34 DUDLEY STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: DUDLEY STREET TRUST -

Owner 2: WHALEN EDWARD G -

Street 1: 34 DUDLEY STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .767 Sq. Ft. of land mainly classified as Auto Repair with a Repair Gar. Building built about 1940, having primarily Conc. Block Exterior and 10721 Square Feet, with 2 Units, 0 Bath, 0 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
332	Auto Repair		33430		Sq. Ft.	Site		0	15.5	1.09	CF									565,271						565,300	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
332							33430.000		494,300		6,800		565,300		1,066,400						37089	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					11/05/18	

USER DEFINED

Prior Id # 1:	37089
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/30/21	00:37:08
LAST REV	
Date	Time
03/10/20	09:26:37
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT								Parcel ID	055.0-0002-0039.B	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	332	FV	537,300	6800	33,430.	565,300	1,109,400		Year end	12/23/2021
2021	332	FV	537,300	6800	33,430.	556,200	1,100,300		Year End Roll	12/10/2020
2020	332	FV	537,400	6800	33,430.	547,000	1,091,200	1,091,200	Year End Roll	12/18/2019
2019	332	FV	463,300	7100	33,430.	483,200	953,600	953,600	Year End Roll	1/3/2019
2018	332	FV	463,300	7100	33,430.	483,200	953,600	953,600	Year End Roll	12/20/2017
2017	332	FV	463,300	7100	33,430.	483,200	953,600	953,600	Year End Roll	1/3/2017
2016	332	FV	415,400	7100	33,430.	483,200	905,700	905,700	Year End	1/4/2016
2015	332	FV	391,800	7400	33,430.	437,600	836,800	836,800	Year End Roll	12/11/2014

SALES INFORMATION

SALES INFORMATION							TAX DISTRICT				PAT ACCT.				
Grantor							Sale Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUDLEY STREET T							1502-40		12/23/2016	Estate/Div	1,505,000	No	No	Edward G Whalen d.o.d. 7/31/2013 bk 955 pb 13	
							14589-548		4/1/1982		275,000	No	No	Edward G whalen d.o.d. 7/31/2013 bk 955 pg 13	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/12/2019	1985	Shed	30,000	C				
5/3/2019	605	Solar Pa	33,591	C				
9/8/2017	1168	Renovate	100,000	O				
11/15/2001	856	Re-Roof	17,000	C				
6/9/2000	433	New Buil	40,000	O			22X54 PAINT SHOP	
1/6/1997	4		10,000				800 S/F BUILDING	

ACTIVITY INFORMATION

Date	Result	By	Name
11/5/2018	MEAS&NOTICE	CC	Chris C
3/13/2009	Meas/Inspect	197	PATRIOT
5/1/2000	Meas/Inspect	197	PATRIOT
2/9/1999		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION

test PDF Combine only

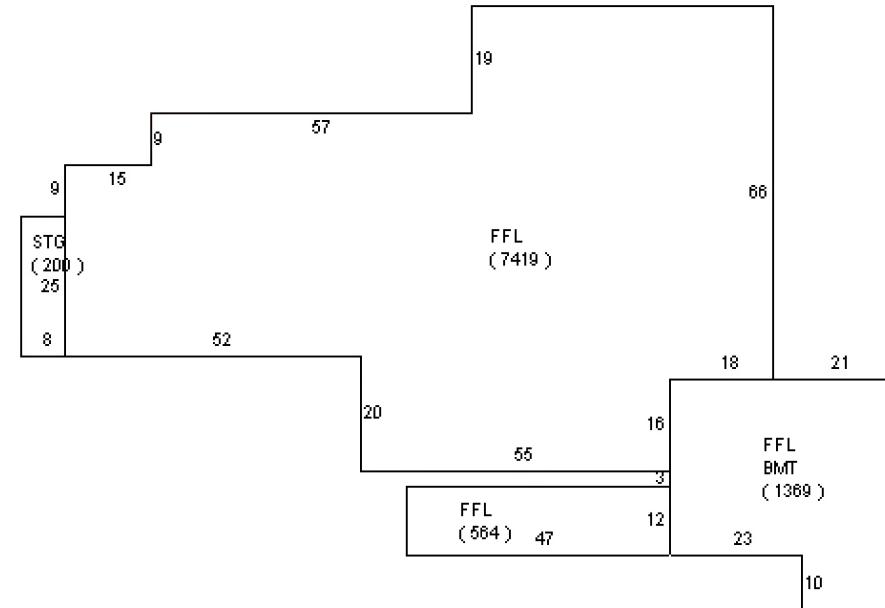
Type:	39 - Repair Gar.
Sty Ht:	1 - 1 Story
(Liv) Units:	2 Total: 3
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	21 - Conc. Block
Sec Wall:	4 - Vinyl 30 %
Roof Struct:	2 - Hip
Roof Cover:	2 - Slate
Color:	WHITE
View / Desir:	

BATH FEATURES

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	4 Rating: Average
A HBth:	Rating:
OthrFix:	Rating:

COMMENTS

ARLINGTON GLASS, DUDLEY ST AUTO BODY.
AL AUTO REPAIR. 6

SKETCH**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1940
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	11
Prim Int Wal:	6 - Average
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	12 - Concrete
Sec Floors:	4 - Carpet 20 %
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC: 30
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled 0

DEPRECIATION

Phys Cond: VG - Very Good

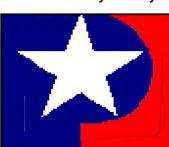
24. %

Functional: %

Economic: %

Special: %

Override: %

Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
34		DUDLEY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: 34 DUDLEY STREET LLC	
Owner 2:	
Owner 3:	
Street 1: 34 DUDLEY STREET	
Street 2:	

Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: N
Postal:	02476	Type:	

PREVIOUS OWNER	
Owner 1: DUDLEY STREET TRUST -	
Owner 2: WHALEN EDWARD G -	
Street 1: 34 DUDLEY STREET	
Twn/City: ARLINGTON	
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION			
This parcel contains .767 Sq. Ft. of land mainly classified as Auto Repair with a Repair Gar. Building built about 1940, having primarily Conc. Block Exterior and 10721 Square Feet, with 2 Units, 0 Bath, 0 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.			

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Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
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o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
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IN PROCESS APPRAISAL SUMMARY							Legal Description				User Acct			
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value						37089			
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											GIS Ref			
											Insp Date			
							11/05/18							

PREVIOUS ASSESSMENT							Parcel ID			
Tax Yr							055.0-0002-0039.B			

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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2021	332	FV	537,300	6800	33,430.	556,200	1,100,300		Year End Roll	12/10/2020
2020	332	FV	537,400	6800	33,430.	547,000	1,091,200	1,091,200	Year End Roll	12/18/2019
2019	332	FV	463,300	7100	33,430.	483,200	953,600	953,600	Year End Roll	1/3/2019
2018	332	FV	463,300	7100	33,430.	483,200	953,600	953,600	Year End Roll	12/20/2017
2017	332	FV	463,300	7100	33,430.	483,200	953,600	953,600	Year End Roll	1/3/2017
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2015	332	FV	391,800	7400	33,430.	437,600	836,800	836,800	Year End Roll	12/11/2014

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Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes					
DUDLEY STREET T	1502-40		12/23/2016	Estate/Div	1,505,000	No	No	Edward G Whalen d.o.d. 7/31/2013 bk 955 pb 13						
	14589-548		4/1/1982		275,000	No	No	Edward G whalen d.o.d. 7/31/2013 bk 955 pg 13						

BUILDING PERMITS												ACTIVITY INFORMATION											
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9/8/2017	1168	Renovate	100,000	O								5/1/2000	Meas/Inspect	197	PATRIOT								
11/15/2001	856	Re-Roof	17,000	C								2/9/1999		PM	Peter M								
6/9/2000	433	New Buil	40,000	O																			
1/6/1997	4		10,000																				

Sign:	VERIFICATION OF VISIT NOT DATA
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/	/	/
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EXTERIOR INFORMATION test PDF Combine only				BATH FEATURES				COMMENTS				SKETCH													
Type: 39 - Repair Gar.	Full Bath	Rating:		A Bath:	Rating:		ARLINGTON GLASS, DUDLEY ST AUTO BODY. AL AUTO REPAIR.				8														
Sty Ht: 1 - 1 Story	A 3/4 Bath:	Rating:		A 3QBth:	Rating:																				
(Liv) Units: 2 Total: 3	1/2 Bath: 4	Rating: Average		A HBth:	Rating:																				
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Frame: 1 - Wood	Kits: 1	Rating: Average		1st Res Grid Desc: Line 1 # Units																					
Prime Wall: 21 - Conc. Block	A Kits:	Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O									
Sec Wall: 4 - Vinyl 30 %	Frl:	Rating:		Other																					
Roof Struct: 2 - Hip	WSFlue:	Rating:		Upper																					
Roof Cover: 2 - Slate	OTHER FEATURES				Lvl 2																				
Color: WHITE	Kits: 1	Rating: Average		Lvl 1																					
View / Desir:	A Kits:	Rating:		Lower																					
GENERAL INFORMATION				Totals	RMs: 0	BRs: 0	Baths:	HB	4																
Grade: C+ - Average (+)	CONDOS INFORMATION				REMODELING				RES BREAKDOWN																
Year Blt: 1940	Eff Yr Blt:	Location:	Total Units:	Exterior:	No Unit	RMS	BRS	FL																	
Alt LUC:	Alt %:	Floor:	% Own:	Interior:																					
Jurisdct:	Fact: .	Name:	Override:	Additions:																					
Const Mod:					Kitchen:																				
Lump Sum Adj:					Baths:																				
INTERIOR INFORMATION				Plumbing:																					
Avg Ht/FL: 11	Prim Int Wal 6 - Average	Special:	Total:	Electric:																					
Sec Int Wall:	%	Override:	24.5 %	Heating:																					
Partition: T - Typical	DEPRECIATION				General:																				
Prim Floors: 12 - Concrete					Totals	0																			
Sec Floors: 4 - Carpet 20 %					CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL								
Bsmnt Flr:					Basic \$ / SQ: 65.00	Rate	Parcel ID	Typ	Date	Sale Price															
Subfloor:					Size Adj.: 0.90692902																				
Bsmnt Gar:					Const Adj.: 0.97999698																				
Electric: 3 - Typical					Adj \$ / SQ: 57.771																				
Insulation: 2 - Typical					Other Features: 18001																				
Int vs Ext: S					Grade Factor: 1.10																				
Heat Fuel: 1 - Oil					NBHD Inf: 1.00000000																				
Heat Type: 1 - Forced H/Air					NBHD Mod:																				
# Heat Sys: 1					LUC Factor: 1.00																				
% Heated: 100					Adj Total: 654764																				
Solar HW: NO					Depreciation: 160417																				
% Com Wal					Depreciated Total: 494347																				
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:																
SPEC FEATURES/YARD ITEMS				PARCEL ID 055.0-0002-0039.B												IMAGE									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					AssessPro Patriot Properties, Inc			
87	Fence-4	D	Y	1 250	A	AV	1970		6.00	T	39.2	332			900		900								
85	Paving	D	Y	1 2000	A	AV	1970		4.00	T	39.2	332			4,900		4,900								
83	Sign	D	Y	1 30	F	AV	1990		43.12	T	23.2	332			1,000		1,000								
More: N	Total Yard Items:	6,800		Total Special Features:					Total:			6,800													